

175.0

0004

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

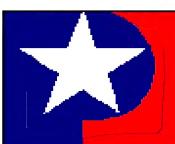
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,256,000 / 1,256,000

USE VALUE: 1,256,000 / 1,256,000

ASSESSED: 1,256,000 / 1,256,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		RUBLEE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: YAMAGUCHI STACIE A	
Owner 2: NGUYEN MINH	
Owner 3:	
Street 1: 48 RUBLEE ST	
Street 2:	

Twn/Cty: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: RUBLEE 48 LLC -
Owner 2: -
Street 1: 24 FOXMEADOW LN
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Clapboard Exterior and 3106 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8772	Sq. Ft.	Site			0	70.	0.78	6									478,214						478,200	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					117340	
101	8772.000	777,800		478,200	1,256,000					GIS Ref	
Total Card	0.201	777,800		478,200	1,256,000					GIS Ref	
Total Parcel	0.201	777,800		478,200	1,256,000					Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	404.38	/Parcel:	404.38	Entered Lot Size			06/07/19	
							Total Land:				
							Land Unit Type:				

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	175.0-0004-0014.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	777,800	0	8,772.	478,200	1,256,000		Year end	12/23/2021
2021	101	FV	754,200	0	8,772.	478,200	1,232,400		Year End Roll	12/10/2020
2020	101	FV	688,400	0	8,772.	478,200	1,166,600	1,166,600	Year End Roll	12/18/2019
2019	101	FV		0	8,772.	471,400	471,400	471,400	Year End Roll	1/3/2019
2018	101	FV	172,500	500	8,772.	362,100	535,100	535,100	Year End Roll	12/20/2017
2017	101	FV	172,500	500	8,772.	341,600	514,600	514,600	Year End Roll	1/3/2017
2016	101	FV	172,500	500	8,772.	314,300	487,300	487,300	Year End	1/4/2016
2015	101	FV	171,700	500	8,772.	293,800	466,000	466,000	Year End Roll	12/11/2014

SALES INFORMATION

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
RUBLEE 48 LLC,	73261-390	1	9/11/2019		1,374,000	No	No					
TKS REALTY LLC,	71547-549	1	8/29/2018	Intra-Corp		1	No	No				
LE VASSEUR PAUL	69479-586		6/22/2017	Change>Sale	635,000	No	No	N				
	9021-389		1/1/1901	Family								

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment	Date	Result	By	Name
5/30/2018	7171	New Buil	250,000	C					1/3/2020	SQ Returned	MM	Mary M
2/28/2018	225	Foundati	20,000	C					6/7/2019	Permit Visit	DGM	D Mann
10/18/2017	1381	Demoliti	10,000	C					6/7/2019	Meas/Inspect	DGM	D Mann
									6/29/2018	Meas/Inspect	BS	Barbara S
									10/23/2008	Meas/Inspect	163	PATRIOT
									2/23/2000	Inspected	276	PATRIOT
									12/21/1999	Mailer Sent		
									12/14/1999	Measured	256	PATRIOT
									7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	OF=TOILET & SINK IN BMT.								10	WDK	16	16								
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: %	A Bath: 3/4 Bath: 2	Rating: Average																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	A 3QBth: 1/2 Bath: 1	Rating: Average																				
GENERAL INFORMATION				A HBth: OthrFix: 1	Rating: Rating:	RESIDENTIAL GRID																			
Grade: B+ - Good (+)	Year Blt: 2019	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																			
Jurisdict: G20	Const Mod:	Lump Sum Adj:	Alt %:	A Kits: Fpl: WSFlue: 1	Rating: Rating: Rating:	Level FY LR DR D K FR RR BR FB HB L O																			
				Location: Total Units: 1	Floor: % Own: Name:	Other																			
				Total: 1	Override: 1	Upper																			
				Total: 1	Override: 1	Lvl 2																			
				Total: 1	Override: 1	Lvl 1																			
				Total: 1	Override: 1	Lower																			
				Total: 1	Override: 1	Totals RMS: 5 BRs: 3 Baths: 1 HB: 1																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL:	Prim Int Wal	1M - Drywall	Sec Int Wall: %	Phys Cond: AV - Average	1.0 %	Functional:	Economic:	Exterior:	No Unit	RMS	BRS	FL													
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %	Bsmnt Flr: 12 - Concrete	Special:	Override:			Interior:	1	5	3														
Insulation: 1 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Subfloor:			Additions:	Kitchen:																		
Heat Type: 15 - H.V.A.C	# Heat Sys: 1	% Heated: 100	Bsmnt Gar:	NBHD Inf: 1.00000000	NBHD Mod:	Baths:	Plumbing:																		
Solar HW: NO	Central Vac: NO	% Com Wal	Electric: 3 - Typical	LUC Factor: 1.46	Adj \$ / SQ: 125.047	Electric:	Heating:																		
				Other Features: 98589	Adj Total: 785671	General:	Totals	1	5	3															
CALC SUMMARY				COMPARABLE SALES																					
				Basic \$ / SQ: 130.00	Size Adj.: 1.02339971	Rate	Parcel ID	Typ	Date	Sale Price															
				Const Adj.: 0.93990600																					
				Adj \$ / SQ: 125.047																					
				Other Features: 98589																					
				Grade Factor: 1.46																					
				NBHD Inf: 1.00000000																					
				NBHD Mod:																					
				LUC Factor: 1.00																					
				Adj Total: 785671																					
				Depreciation: 7857																					
				Deprecated Total: 777814																					
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									IMAGE								
SPEC FEATURES/YARD ITEMS				PARCEL ID 175.0-0004-0014.0												AssessPro Patriot Properties, Inc									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:													Total Special Features:					Total:						